

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Regional Headquarters
2300 N. Dr. ML King Drive, PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TDD 414-263-8713

September 29, 1999

Mr. James Keller
Keller Properties, L.L.C.
8120 W. Bradley Road
Milwaukee, WI 53223

Subject: Final Closure for Motorcar Body & Paint, 8120 W. Bradley Road, Milwaukee,
WI FID: 241360130, BRRTS: 03-41-112606.

Dear Mr. Keller:

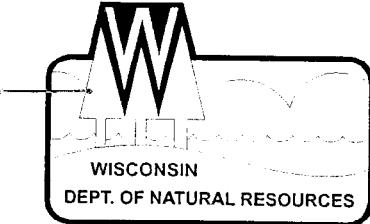
This letter acknowledges the receipt of the groundwater use restriction and groundwater monitoring well abandonment forms from Key dated August 16, 1999. Based on the investigation and remedial documentation provided to the department, it appears that the above-named site is in compliance with the requirements of Chs. NR 700 to 724, Wis. Admin. Code. Therefore, the department considers the case closed and tracked as such, having determined that no further action is necessary at the site at this time. However, the case may be reopened pursuant to S. NR 726.09, Wis. Admin. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, welfare, or the environment.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to the Remediation and Redevelopment programs assistant Brenda Brown (263-8680) at the above address.

Sincerely,

John J. Hnat
Hydrogeologist
Remediation and Redevelopment

C: Curtis Hoffart, Key Engineering
WDNE SER Files



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June 11, 1999

Mr. James Keller
Keller Properties, L.L.C.
8120 W. Bradley Rd.
Milwaukee, WI 53223

FID 241360130
BRRTS 0341112606

Subject: Closure request for Motorcar Body & Paint located at 8120 W. Bradley Rd.,
Milwaukee, WI

Dear Mr. Keller:

Per the request of your consultant, Key Engineering, the Department has re-reviewed the soil and groundwater data for this site. The Department concurs with your consultant that a deed restriction is no longer necessary due to changes in regulations, *however* if the soils in the areas of S-3, S-15, S-14, and B-5 are ever disturbed for any reason in the future they must be handled and disposed of properly (See attachment for locations). A groundwater use restriction is still required because of groundwater contamination remaining above the NR 140, WI Adm. Code (WAC) enforcement standards. All Monitoring wells must be abandoned within 60 days in accordance to ch. NR 141.25, WAC.

After receipt of a copy of the official groundwater use restriction and receipt of monitoring well abandonment documentation this site will be in compliance with ch. NR 700-726, WAC, and will be considered officially closed and tracked as such on the Department's tracking system.

For expedient processing, please send all future correspondence to the attention of RR Program Assistant at the above address. Please include that I, Michelle McGee, am the current reviewer of the case.

Interim guidance on institutional controls may be found on the DNR's web site (<http://www.dnr.state.wi.us>) by searching "RR PDF Documents" or by calling the publication request line at (608)264-6009.

If you have any questions regarding this letter, please contact me at the above address or at (414)263-8644.

Sincerely,

Michelle M. McGee
Hydrogeologist
Remediation and Redevelopment Program

Attachment

cc: Curtis Hoffart, Key Engineering
SER case file

REEL 4621 IMAG 33
GROUNDWATER USE RESTRICTION

Document Number

Document Title

7785427

In Re: That part of the South 1/2 of the South 1/2 of the South East 1/4 of Section 9, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin, bounded and described as follows: Commencing at a point on Section line between Sections 9 and 16, which point is 648.22 feet East of the South West corner of said 1/4 section; thence North and parallel to the West 1/4 section line, 672 feet; thence East and parallel to the south section line, 194.5 feet; thence South and parallel to the West 1/4 section line, 672 feet; thence West on the section line, 194.5 feet to the place of beginning.

Site Address:
8120 West Bradley Road
Milwaukee, Wisconsin 53223

Declaration of Restrictions

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

WHEREAS, Keller Properties, L.L.C. is the owner of the above-described property; and

WHEREAS, one or more gasoline discharges have occurred at this property. Residual concentrations of benzene, xylene, trimethylbenzenes and naphthalene are present in groundwater above NR 140 enforcement standards on the portion of this property north of the building at monitoring wells MW-2 and MW-7 (benzene only). The most recent groundwater analytical data was collected on September 21, 1998. The property layout and monitoring well locations are depicted on the attached figure.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate residual groundwater concentrations within the boundaries of this property.

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 8:21 AM

08-06-1999

REEL 4621 IMAGE 33 TO 35 INCL
WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 14.00

Recording Area

Name and Return Address

Keller Properties, L.L.C.
8120 West Bradley Road
Milwaukee, Wisconsin 532

070-9984-100

Parcel Identification Number (PIN)

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in Chapter NR 809 is restricted by Chapter NR 811 and Chapter NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

- 1) Anyone who proposes to construct or reconstruct a well on this property is required to contact the Wisconsin Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable prior to constructing or reconstructing a well on this property. No well shall be constructed or reconstructed on the property unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors and assigns. The Department of Natural Resources, its successors or assigns may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

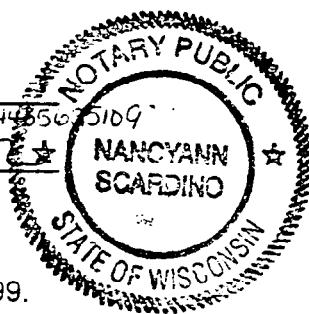
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources or its successor shall issue a determination that the restriction set forth in this covenant is no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restriction contained herein can be extinguished. If the Wisconsin Department of Natural Resources determines that the restrictions can be removed, an affidavit can be recorded with a copy of the Wisconsin Department of Natural Resources' determination to give notice that the groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 4 day of AUGUST, 1999.

KELLER PROPERTIES, LLC

Signature: [Signature]

Printed Name: JAMES KELLER



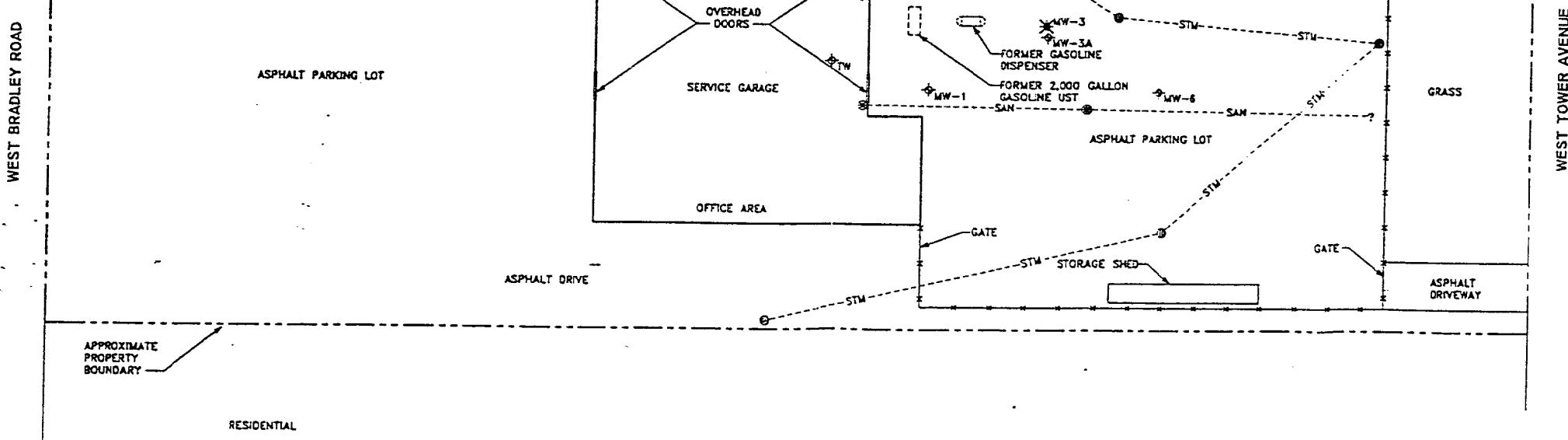
Subscribed and sworn to before me
this 4th day of AUGUST, 1999.

Nancyann Scardino
Notary Public, State of Wisconsin

My commission Oct. 13, 2002

This document was drafted by the Wisconsin Department of Natural Resources

W.S.A. ENGINEERED SERVICES



003135 N

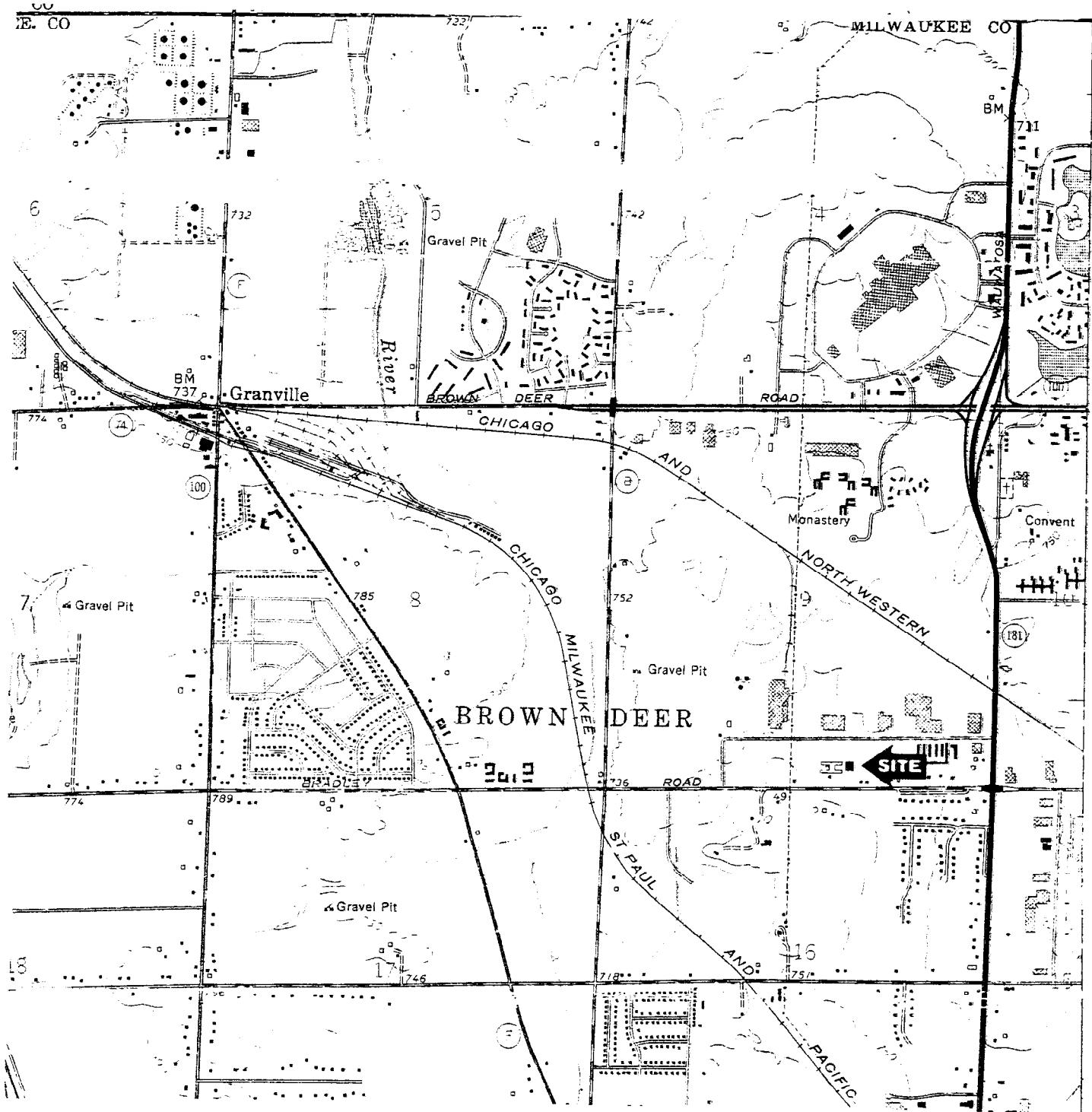
REFERENCE: CITY OF MILWAUKEE PLANS

© 1998 Key Engineering Group Ltd.

FIGURE 1
SITE LAYOUT

0	25	50
SCALE 1"=50'		
DRN. BY:	S.L.G. DATE:	11/03/98
DSN. BY:	C.M.H. FILE NO.:	060801C-1
CHK. BY:	C.M.H. DWG. NO.:	060801C2
REV. BY:	G.L.J. SHEET NO.:	1

MOTORCAR BODY AND PAINT
8120 WEST BRADLEY ROAD
MILWAUKEE, WISCONSIN



N
↑

SOURCE: USGS Menomonee Falls, Wisconsin 7.5 Min. Series Quadrangle Map
Topographic Map 1958
Photorevised 1971 & 1976

© 1998 Key Engineering Group Ltd.

0 1000 2000

SCALE: 1"=2000'

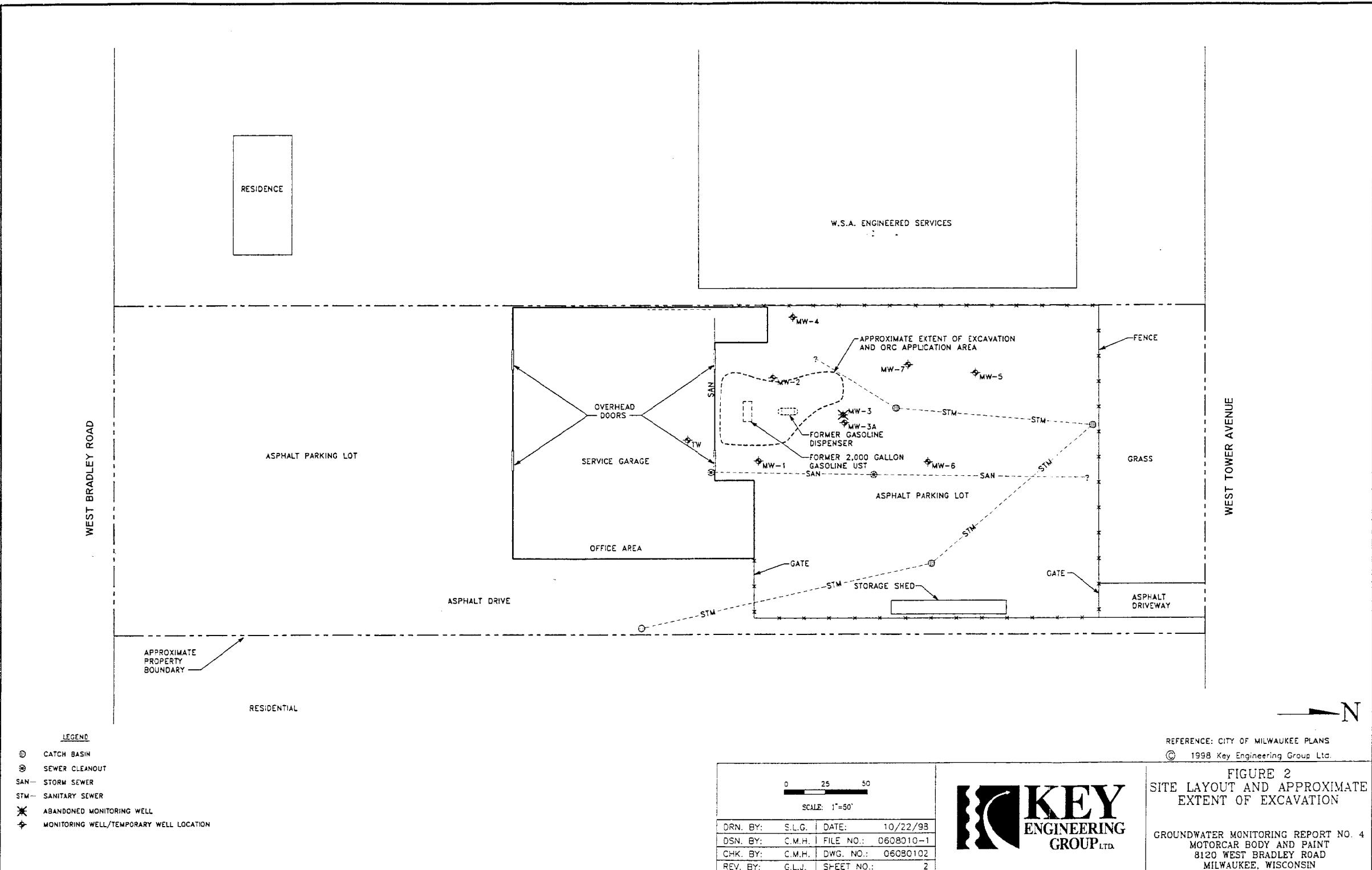
DRN. BY:	S.L.G.	DATE:	10/22/98
DSN. BY:	C.M.H.	FILE NO.:	0608010-1
CHK. BY:	C.M.H.	DWG. NO.:	06080101
REV. BY:	G.L.J.	SHEET NO.:	1

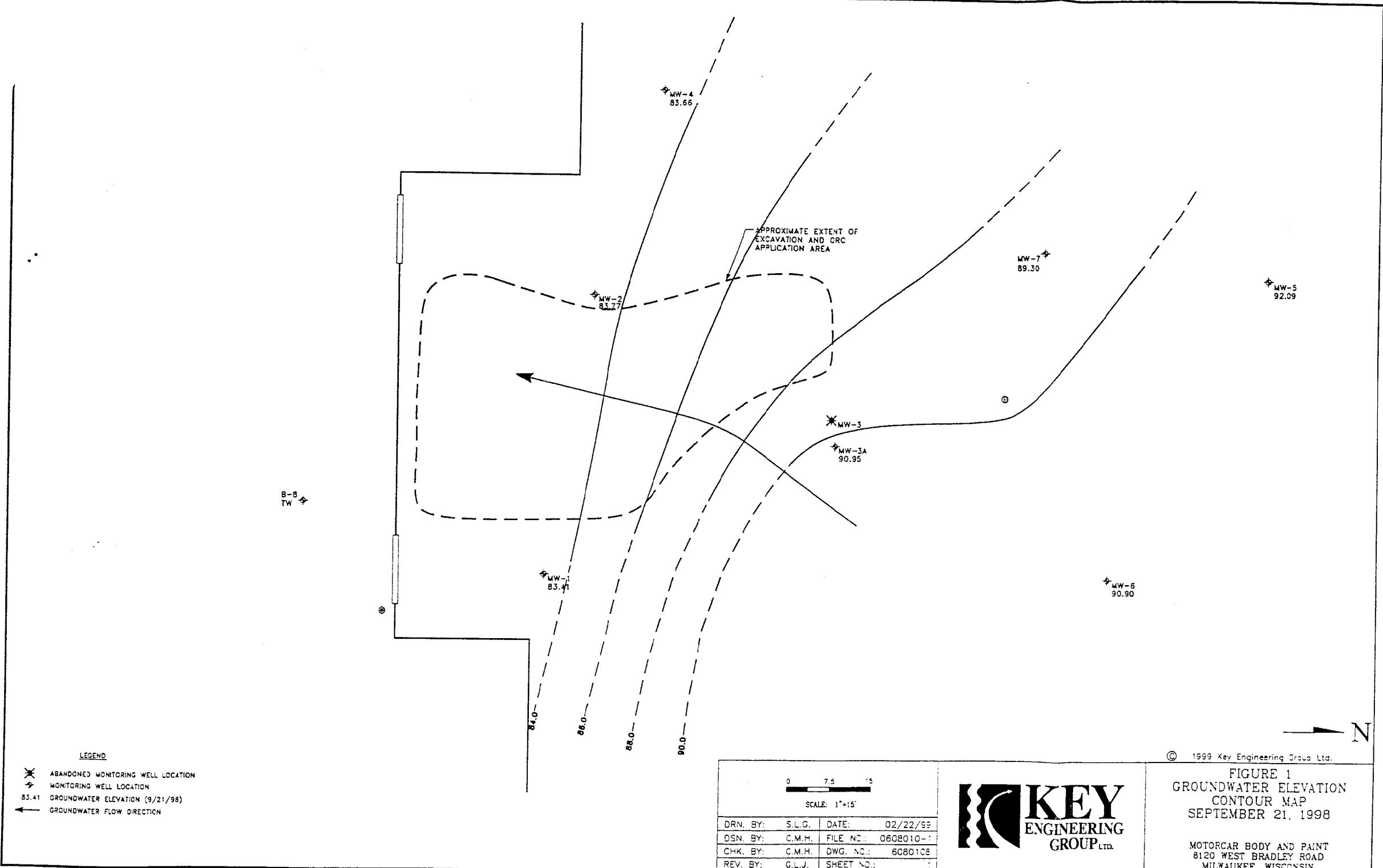


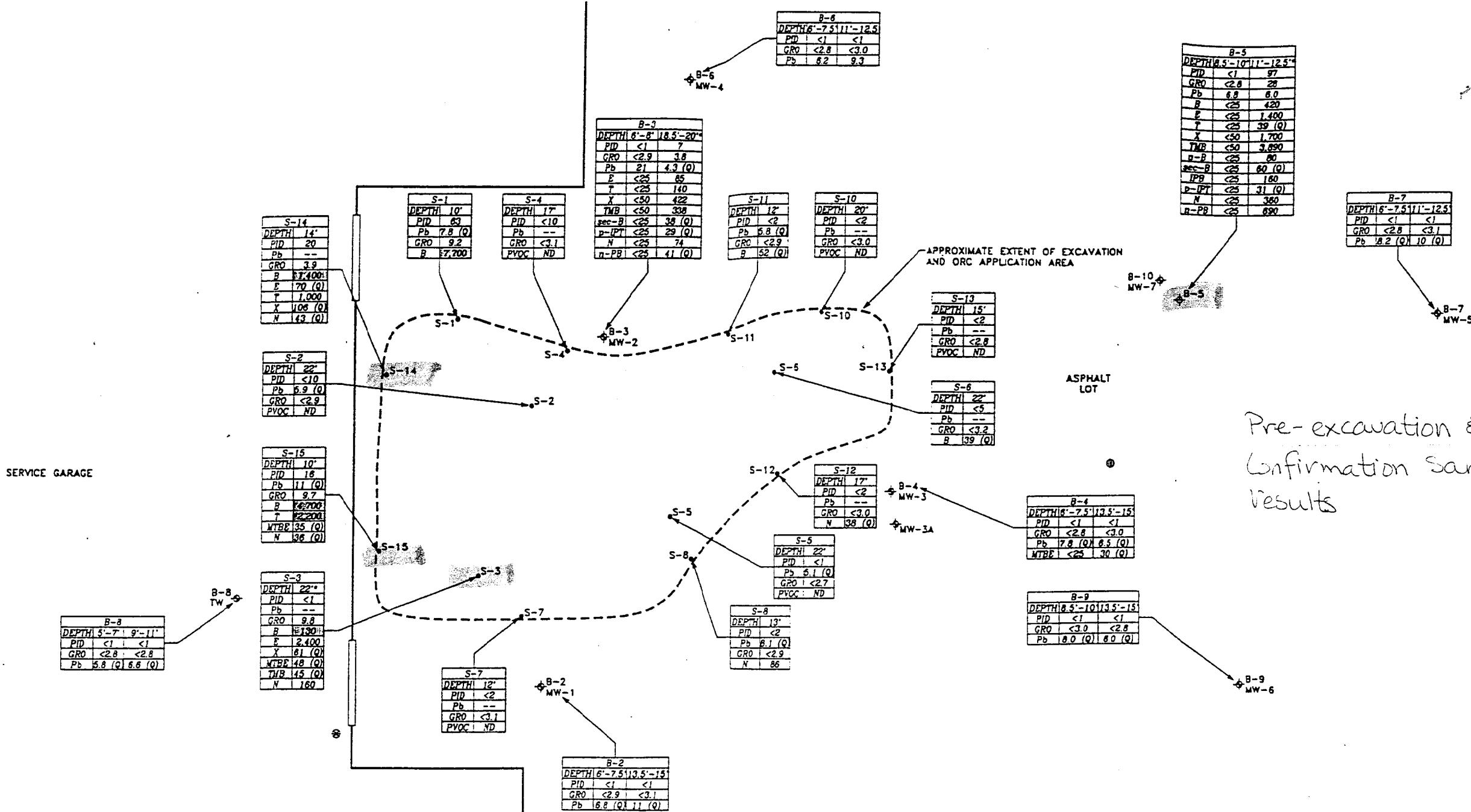
KEY
ENGINEERING
GROUP LTD.

FIGURE 1
SITE LOCATION MAP

GROUNDWATER MONITORING REPORT NO. 4
MOTORCAR BODY AND PAINT
8120 WEST BRADLEY ROAD
MILWAUKEE, WISCONSIN







Pre-excitation &
Confirmation Sample
Results

NOTES:

- PID: PHOTOIONIZATION DETECTOR LU.
- LU: INSTRUMENT UNITS
- GRO: GASOLINE RANGE ORGANICS, mg/kg
- Pb: TOTAL LEAD, mg/kg
- PVOC: PETROLEUM VOLATILE ORGANIC COMPOUNDS, ug/kg
- R: BENZENE, ug/kg
- a-B: a-BUTYLBENZENE, ug/kg
- a-PE: a-PROPYLBENZENE, ug/kg
- N: NAPHTHALENE, ug/kg
- p-PT: p-ISOPROPYLtoluene, ug/kg
- sec-B: sec-BUTYLBENZENE, ug/kg
- mg/kg: MILLIGRAMS PER KILOGRAM
- ug/kg: MICROGRAMS PER KILOGRAM

DATE	REVISIONS	INITIALS	DRN. BY:	S.L.G.	DATE:
			DSN. BY:	C.M.H.	FILE NO.: 060801
			CHK. BY:	C.M.H.	DWG. NO.: 060801

FIGURE 3
SUMMARY OF CONFIRMATION SOIL
SAMPLE ANALYTICAL RESULTS

© 1998 Key Environmental Services, Inc.

MW-4					
DATE	4/16/97	11/10/97	12/30/97	3/16/98	6/18/98 9/21/98
GRO	<50	--	<50	<50	<50
Pb	<1.5	--	--	--	--
E	0.4 (Q)	--	<0.29	<0.24	<0.24
T	0.8 (Q)	--	<0.36	0.22 (Q)	<0.21
X	2.5 (Q)	--	<1.15	<1.34	<1.34
TMB	1.9 (Q)	--	<0.64	<1.4	<1.4
MTBE	<0.50	--	<0.20	<0.22	<0.22
p-IPT	3.2	--	--	--	--
N	18 (Q)	--	<0.81	<0.89	<0.89
MC	<0.2	--	--	--	--
DO	--	0.27	0.50	0.87	0.48 0.29

MW-2					
DATE	2/27/97	11/10/97	12/30/97	3/16/98	6/18/98 9/21/98
GRO	17,000	--	5,100	10,000	9,300 6,700
Pb	<1.7	--	--	--	--
B	1,100	--	79	47	26 38
F	1,100	--	460	430	450 280
T	4,400	--	87	180	120 11
X	4,700	--	549	2,400	2,150 772
TMB	1,200	--	562	1,270	1,294 1,100
MTBE	<13	--	3.0	5.0 (Q)	11 10
p-IPT	39	--	--	--	--
N	270	--	180	190	200 130
p-PB	98	--	--	--	--
MC	<22	--	--	--	--
DO	--	0.23	0.40	0.16	0.24 0.08

SERVICE GARAGE

TW	
DATE	4/16/97
GRO	<50
Pb	<1.5
E	0.2 (Q)
T	4.1
X	1.3 (Q)
TMB	0.3 (Q)
MC	1.0

B-8



NOTES

GRO: GASOLINE RANGE ORGANICS, $\mu\text{g/l}$
 Pb: TOTAL LEAD, $\mu\text{g/l}$
 B: BENZENE, $\mu\text{g/l}$
 T: TOLUENE, $\mu\text{g/l}$
 E: ETHYLBENZENE, $\mu\text{g/l}$
 X: XYLENES, $\mu\text{g/l}$
 TMB: TOTAL TRIMETHYLBENZENES, $\mu\text{g/l}$
 MTBE: METHYL-TERT-BUTYL-ETHER, $\mu\text{g/l}$
 p-IPT: p-ISOPROPYLTOULUENE, $\mu\text{g/l}$
 MC: METHYLENE CHLORIDE, $\mu\text{g/l}$
 DO: DISSOLVED OXYGEN, mg/l
 ug/l: MILLIGRAMS PER LITER
 ug/l: MICROGRAMS PER LITER
 < : LESS THAN
 -- : NOT ANALYZED
 (Q): CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTIFICATION
 TW: TEMPORARY WELL

MW-1					
DATE	2/27/97	11/10/97	12/30/97	3/16/98	6/18/98 9/21/98
GRO	<50	--	<50	<50	84 92
Pb	<1.7	--	--	--	--
B	<0.40	--	0.38 (Q)	<0.26	1.2 0.62 (Q)
E	<0.20	--	<0.29	<0.24	4.8 2.9
T	<0.30	--	<0.36	0.26 (Q)	1.1 0.94
X	<0.80	--	<1.15	<1.34	25.3 14.8
TMB	<0.60	--	0.34 (Q)	<1.4	8.1 8.2
MC	0.3 (Q)	--	--	--	--
DO	--	0.26	0.51	0.89	0.78 0.14

- ✖ ABANDONED MONITORING WELL LOCATION
- ❖ MONITORING WELL LOCATION
- ◻ CONCENTRATION GREATER THAN NR 140 ENFORCEMENT STANDARD
- CONCENTRATION GREATER THAN NR 140 PREVENTIVE ACTION LIMIT
- TMB: TOTAL TRIMETHYLBENZENES, $\mu\text{g/l}$
- MTBE: METHYL-TERT-BUTYL-ETHER, $\mu\text{g/l}$
- p-IPT: p-ISOPROPYLTOULUENE, $\mu\text{g/l}$
- MC: METHYLENE CHLORIDE, $\mu\text{g/l}$
- DO: DISSOLVED OXYGEN, mg/l
- ug/l: MILLIGRAMS PER LITER
- ug/l: MICROGRAMS PER LITER
- < : LESS THAN
- : NOT ANALYZED
- (Q): CONCENTRATION BETWEEN LIMIT OF DETECTION AND LIMIT OF QUANTIFICATION
- TW: TEMPORARY WELL

0 7.5 15

SCALE: 1"=15'

DRN. BY:	S.L.G.	DATE:	11/16/98
DSN. BY:	C.M.H.	FILE NO.:	0608010-1
CHK. BY:	C.M.H.	DWG. NO.:	6080106
REV. BY:	G.L.J.	SHEET NO.:	3



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 FIGURE 3
 SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS
 GROUNDWATER MONITORING REPORT NO. 4
 MOTORCAR BODY AND PAINT
 8120 WEST BRADLEY ROAD
 MILWAUKEE, WISCONSIN

TABLE 2
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS
GROUNDWATER MONITORING REPORT NO. 4

MOTORCAR BODY AND PAINT
8120 West Bradley Road
Milwaukee, Wisconsin

Date Sampled	MW-1					MW-2					MW-2 (DUP)			MW-3	MW-3A					ES	PAL
	2/27/97	12/30/97	3/16/98	6/18/98	9/21/98	2/27/97	12/30/97	3/16/98	6/18/98	9/21/98	3/16/98	6/18/98	9/21/98	2/27/97	12/30/97	3/16/98	6/18/98	9/21/98			
GRO (ug/l)	<50	<50	<50	84	92	17,000	5,100	10,000	9,300	6,700	10,000	9,900	6,800	8,800	<50	<50	<50	<50			
Lead (ug/l)	<1.7	---	---	---	---	<1.7	---	---	---	---	---	---	---	2.9 Q	<1.5	---	---	---	15	1.5	
PVOCs (ug/l)																					
Benzene	<0.40	0.38 Q	<0.26	1.2	0.62 Q	1,100	79	47	26	38	50	27	34	1,500	<0.16	<0.26	<0.26	<0.26	5	0.5	
Ethylbenzene	<0.20	<0.29	<0.24	4.6	2.9	1,100	460	430	450	280	420	460	290	820	2.1	<0.24	<0.24	<0.24	700	140	
Toluene	<0.30	<0.36	0.26Q	1.1	0.94	4,400	8.7	180	120	11	170	120	15	200	0.60 Q	0.31 Q	<0.21	<0.21	343	68.6	
Xylene	<0.80	<1.15	<1.34	25.3	14.8	4,700	549	2,400	2,150	772	2,250	2,240	25	3,500	7.1	1.34	<1.34	<1.34	620	124	
TMB	<0.60	0.34 Q	<1.4	8.1	8.0	1,200	562	1,270	1,294	1,100	1,260	1,300	1,207	630	1.9 Q	1.4	<1.40	<1.4	480	96	
MTBE	<0.50	<0.20	<0.22	<0.22	<0.22	<13	3.0	5.00	11	10	4.3	15	8.0	17	1.8	0.64 Q	0.48 Q	0.62 Q	60	12	
Detected VOCs (ug/l)																					
Isopropylbenzene	<0.30	---	---	---	---	39	---	---	---	---	---	---	---	24	---	---	---	---	NE	NE	
p-Isopropyltoluene	<0.30	---	---	---	---	23 Q	---	---	---	---	---	---	---	6.1 Q	---	---	---	---	NE	NE	
Naphthalene	<0.70	<0.81	<0.89	<0.89	<0.89	270	160	190	200	130	180	210	140	100	1.1 Q	<0.89	<0.89	<0.89	40	8	
n-Propylbenzene	<0.30	---	---	---	---	98	---	---	---	---	---	---	---	35	---	---	---	---	NE	NE	
n-Butylbenzene	<0.30	---	---	---	---	<7.5	---	---	---	---	---	---	---	6.1 Q	---	---	---	---	NE	NE	
Methylene Chloride ²	0.3 Q	---	---	---	---	22	---	---	---	---	---	---	---	<2.0	---	---	---	---	5	0.5	

Notes

--- - not analyzed

¹ - proposed standard

² - common laboratory contaminant

Bold - exceeds NR 140 preventive action limit

ES - NR 140 enforcement standard

GRO - gasoline range organics

MTBE - methyl-tert-butyl ether

NE - not established

PAL - NR 140 preventive action limit

PVOCs - petroleum volatile organic compounds

Q - detected between laboratory limit of detection and limit of quantitation

TMB - total trimethylbenzenes

ug/l - micrograms per liter

VOCs - volatile organic compounds

Shaded - exceeds NR 140 enforcement standard

TABLE 2 (CONTINUED)

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

GROUNDWATER MONITORING REPORT NO. 4

MOTORCAR BODY AND PAINT

8120 West Bradley Road

Milwaukee, Wisconsin

	MW-3A (DUP)	MW-4					MW-5					MW-6					MW-7			ES	PAL
Date Sampled	12/30/97	4/16/97	12/30/97	3/16/98	6/18/98	9/21/98	4/16/97	12/30/97	3/16/98	6/18/98	9/21/98	5/22/97	12/30/97	3/16/98	6/18/98	9/21/98	11/12/97	3/16/98	9/21/98		
GRO (ug/l) ¹	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	17,000	170	<50		
Lead (ug/l)	---	<1.5	---	---	---	---	---	<1.5	---	---	---	9.0	<1.5	---	---	---	<1.5	---	---	15	15
PVOCs (ug/l)																					
Benzene	<0.16	<0.40	<0.16	<0.26	<0.26	<0.26	<0.40	<0.16	<0.26	<0.26	<0.26	<0.40	<0.16	<0.26	<0.26	<0.26	1,500	31	5.7	5	0.5
Ethylbenzene	1.8	0.4 Q	<0.29	<0.24	<0.24	<0.24	<0.20	<0.29	<0.24	<0.24	<0.24	<0.20	<0.29	<0.24	<0.24	<0.24	1,300	18	3.5	700	140
Toluene	0.59 Q	0.8 Q	<0.36	0.22Q	<0.21	<0.21	<0.30	<0.36	<0.21	<0.21	<0.21	<0.30	<0.36	<0.21	<0.21	<0.21	270	4.6	0.64 Q	343	68.6
Xylene	6.4	2.5 Q	<1.15	<1.34	<1.34	<1.34	<0.8	<1.15	<1.34	<1.34	<1.34	<0.80	<1.15	<1.34	<1.34	<1.34	5,600	50	7.0	620	124
TMB	1.37 Q	1.9 Q	<0.64	<1.4	<1.40	<1.4	0.3 Q	<0.64	<1.4	<1.40	<1.4	<0.60	<0.64	<1.4	<1.40	<1.4	1,730	7.90	1.89 Q	480	96
MTBE	1.7	<0.50	<0.20	<0.22	<0.22	<0.22	<0.50	<0.20	<0.22	<0.22	<0.22	<0.50	0.33 Q	<0.22	<0.22	<0.22	<11	2.2	0.91	60	12
Detected VOCs (ug/l)																					
Isopropylbenzene	---	<0.30	---	---	---	---	<0.30	---	---	---	---	<0.30	---	---	---	---	61	---	---	NE	NE
p-Isopropyltoluene	---	3.2	---	---	---	---	0.5 Q	---	---	---	---	<0.30	---	---	---	---	<4.4	---	---	NE	NE
Naphthalene	<0.81	1.8 Q	<0.61	<0.89	<0.89	<0.89	<0.70	<0.81	<0.89	<0.89	<0.89	<0.70	<0.81	<0.89	<0.89	<0.89	360	2.6Q	<0.89	40	8
n-Propylbenzene	---	<0.30	---	---	---	---	<0.30	---	---	---	---	<0.30	---	---	---	---	170	---	---	NE	NE
n-Butylbenzene	---	<0.30	---	---	---	---	<0.30	---	---	---	---	<0.30	---	---	---	---	19 Q	---	---	NE	NE
Methylene Chloride ²	---	<0.2	---	---	---	---	<0.20	---	---	---	---	<0.20	---	---	---	---	9.6 Q	---	---	5	0.5

Notes:

--- - not analyzed

¹ - proposed standard² - common laboratory contaminant

Bold - exceeds NR 140 preventive action limits

ES - NR 140 enforcement standard

GRO - gasoline range organics

MTBE - methyl-tert-butyl ether

NE - not established

PAL - NR 140 preventive action limit

PVOCs - petroleum volatile organic compounds

Q - detected between laboratory limit of detection and limit of quantitation

TMB - total trimethylbenzenes

ug/l - micrograms per liter

VOCs - volatile organic compounds

Shaded - exceeds NR 140 enforcement standard

